

NORFOLK CITY PLANNING COMMISSION - ITEM NO. 3

PUBLIC HEARING DATE: MAY 23, 2002

STAFF REPORT-DEPARTMENT OF PLANNING

PART 1: APPLICATION DESCRIPTION:

Nature of Application:

Change of Zoning: From R-12 (Medium Density Multiple-Family) to C-2 (Corridor Commercial)

Location: 815 East Ocean View Avenue (Maps 1 and 2).

Applicant: Norfolk Redevelopment and Housing Authority

Property Owner: Norfolk Redevelopment and Housing Authority

Description of proposed use:

Recently the Sundance Apartments, located at 815 East Ocean View Avenue, were significantly damaged by fire. The applicant has since purchased the property and is requesting that the property be rezoned to C-2 (Corridor Commercial). The applicant is proposing to develop the property with an office building.

Because the property is owned by the Housing Authority, any future development will require review and approval by the Design Review Committee and the Planning Commission. Future development must also be reviewed and approved by the Site Plan Review Committee to ensure its compliance with the City of Norfolk Zoning Ordinance, 1992 as amended.

Description of existing land use pattern:

The site is located in an R-12 (Medium Density Multiple-Family) district which is oriented along the southern line of East Ocean View Avenue. This portion of Ocean View Avenue is developed with several nonconforming commercial uses including a pancake restaurant, a pizza restaurant, and several motor inns. It is also developed with a range of conforming residential properties including single-family homes, condominiums, and multi-family residences. To the immediate west of the site is a C-2 (Corridor Commercial) district.

PART 2: ANALYSIS/EVALUATION:

Prior Zoning History:

1. 1995: A request by Ronald Boone to change the zoning from R-12 (Medium Density Multiple-Family) district to Conditional C-2 (Corridor Commercial) district to permit a personal watercraft rental facility on property located at 9710 E. Ocean View Avenue. The request was approved.

Neighborhood Impact:

The proposed use of the site for commercial would be an expansion of the commercial which currently exists directly to the west. An office building on this site would not negatively impact the surrounding neighborhood.

General Plan Impact:

The Cottage Line Neighborhood Plan as contained in the General Plan depicts the site and commercial/office. The application would be in conformance with the General Plan.

Zoning Impact:

In addition, the property would be subject to the requirements as set forth in Chapter 6 of the City of Norfolk Zoning Ordinance 1992, as amended specifically section 6-2, C-2 (Corridor Commercial) district requirements.

PART 3: RECOMMENDATION:

It is recommended that the application be approved. Review of any future development of the site by the Design Review Committee, the Planning Commission and the Site Plan Review Committee will assure that this facility will not adversely impact the adjoining residentially zoned properties.

MAPS

1. Location and Zoning
2. Site
3. Site Plan

N.R.H.A.

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(3 P.H. 23 MAY '02)

Report Prepared: May 9, 2002

Copies Provided To:

City Planning Commission

Applicant: NRHA

Civic Leagues:

Ocean View Coordinating Committee

Cottage Line Civic League

Other: N.R.H.A.